

Charming 4 bed French farmhouse with workshop annex, 1 bed gite and a pool in beautiful surroundings



INFORMATION

Town:	Saint-Cyr
Department:	Haute-Vienne
Bed:	4
Bath:	3
Floor:	370 m2
Plot Size:	3654 m2

IN BRIEF

Just a 20 minute drive from Limoges Airport, this beautiful property is nestled in a small hamlet in the south west corner of the Haute Vienne, close to the borders of the Dordogne and Charente.

Originally a stone farmhouse with attached barn, the building has been sympathetically renovated to provide a mixture of contemporary and traditional accommodation comprising 4 bedrooms, 3 bathrooms, 2 large living rooms, and a huge converted attic space, suitable for a variety of uses.

The main house benefits from a new roof and insulation throughout with an energy rating of C.

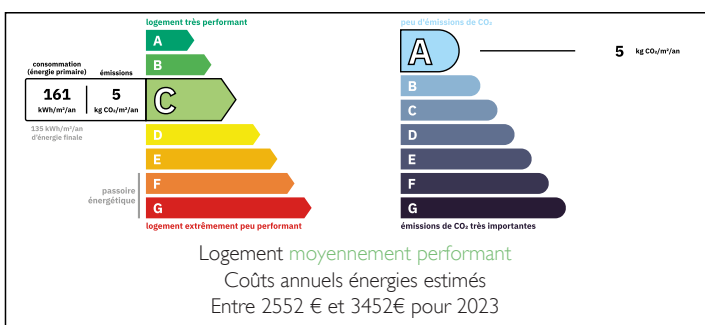
At the opposite end of the private courtyard a new annex has been constructed, housing 2 double bedrooms, office, wet room and workshop.

To the rear of the farmhouse an outbuilding has

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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

ENERGY - DPE





LOCAL TAXES

Taxe foncière: 2531 EUR

NOTES

DESCRIPTION

This property offers a wonderful family home as well as outstanding flexibility to be occupied or let in its entirety, or configured as separate rental units comprising the main house, annex, and gîte..

GROUND FLOOR

On the ground floor of the main house is a spacious lounge (23m²) with wood-burning stove together with an ensuite double bedroom (16m²) and a large pantry/supplementary kitchen (16m²).

Attached to the main house is an impressive open plan living space with traditional kitchen, large dining area and lounge (49m²) which looks out onto the private terrace and covered seating area through full aspect glazed doors.

FIRST FLOOR

Upstairs there are a further 3 double bedrooms with built-in wardrobe space in each, 2 bathrooms (7m²) a dressing room/single bedroom (11m²) and small mezzanine office.

ATTIC

On the second floor the old granary has been transformed into a large gymnasium and library (75m²) with dual aspect windows and under eaves storage.

ANNEX

The annex building in the courtyard comprises 2 good size bedrooms (8m² + 9.5m²) office, modern wet room (4.6m²) and workshop adjoined. This building is flexible in its usage and could provide accommodation or studio spaces for multiple leisure activities.

GÎTE